

heating plant with a hot water hookup, and it has also a garage, frame with metal siding and metal roof.

Q What was the total valuation of the place?

A I placed a valuation of \$10,000. If sold through a realtor should get \$10,500.

Q Should the Court see fit to sign the decree confirming this contract of sale on this property would you consider the figure of \$10,500 less commission to be to the best interests, benefit and advantage of the incompetent to have this contract ratified by the Court?

A I do. I would like to make one comment about the property. It is in pretty bad shape now. It needs a lot of work done to it.

Q I have nothing further.

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JOHN L. PONTON, a witness for the Petitioner, being first duly sworn, deposes and says:

By Mr. Gastley:

Q Will you state your full name, age and residence?

A John L. Ponton, 47 years old; 430 East Patrick Street, Frederick, Maryland.

Q What is your occupation?

A Auctioneer and appraiser.

Q And how long have you been acting as an appraiser?

A Approximately 15 years.

Q And you have qualified in this Court on other cases?

A Yes, I have.

Q And you were requested to appraise the property known as 321 West Seventh Street owned by the incompetent in this case, Anna Mary Smith, and Mr. Howard J. Smith?

A That is correct.

Q Will you please describe the property to the Court, what you